



33 Lawford Lane, Rugby, Warwickshire, CV22 7JP

HOWKINS &
HARRISON

33 Lawford Lane, Rugby,
Warwickshire, CV22 7JP

Guide Price: £250,000

A delightful semi-detached cottage with two double bedrooms situated in Bilton Village, the property offers a private rear garden along with a garage/workshop and ample off-road parking.

Features

- Semi-detached cottage
- Garage and off road parking
- Private rear garden
- Village location
- Two double bedrooms
- Log burning stove
- Low maintenance rear garden
- Two reception rooms
- Ground floor bathroom
- EPC Rating - D



Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes.

The village still retains some of its original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes Rugby High School, which is within a short walking distance of the property, nearby Bilton School, Lawrence Sheriff School, Princethorpe College as well as world famous Rugby School.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The front door opens into the sitting room to the front of the property which is fitted with a cast iron fire with a wooden surround and laminate flooring which flows through into the family room. The family room as been recently fitted with a log burning stove inset in to exposed brick fireplace, on a slate tiled hearth. Off the family room can be found the kitchen fitted with a range of built in storage cupboards with built in cooking appliances to include an electric oven, hob and extractor fan. The family bathroom can be found on the ground floor and is fitted with a white suite comprising of a bath with a shower over, wash hand basin and WC.

First Floor

The first floor has two large double bedrooms, bedroom one is complete with a handy wardrobe and has been recently insulated by the current owner. Bedroom two is at the rear of the property overlooking the playing fields.

Outside

The front of the property has a small planted are and off-road parking to the side of the property for two/three cars. A beautifully private rear garden which has been recently landscaped by the current owner offering raised planters made from railway sleepers, a newly seeded lawn, paved patio and access into the garage/workshop, to the side of the garage is further off road parking with secure gates.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

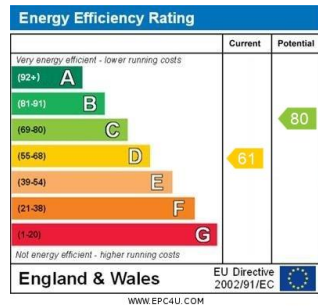
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council - Tel:01788-533533.
Council Tax Band – B



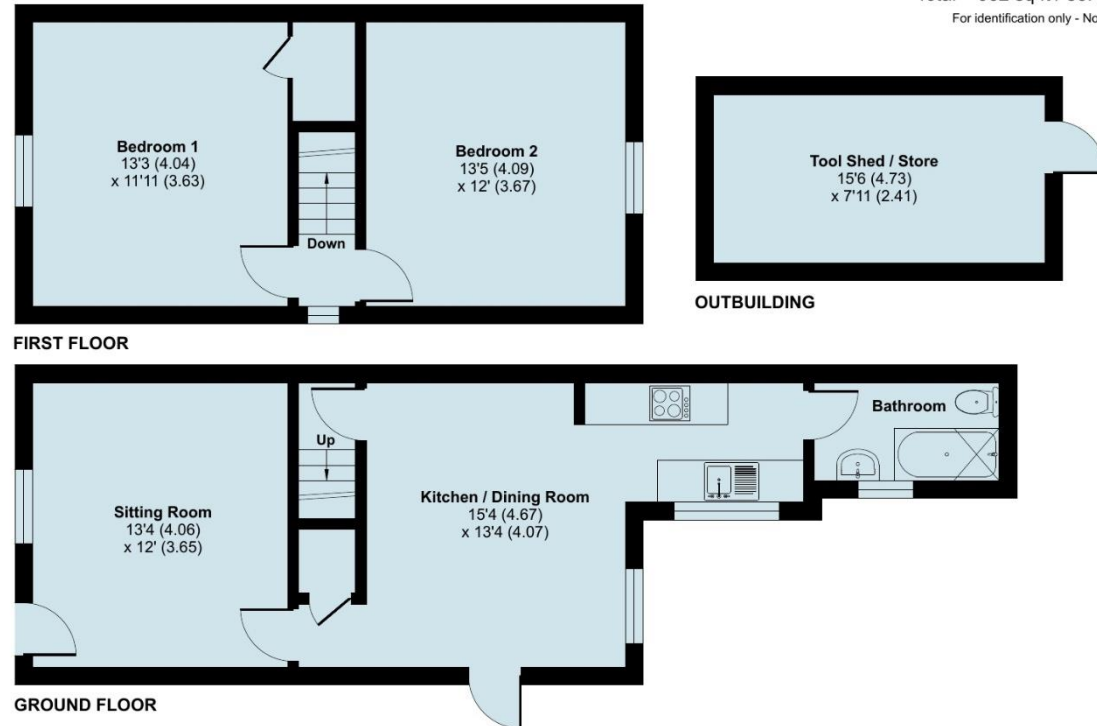
Lawford Lane, Rugby, CV22

Approximate Area = 829 sq ft / 77 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale



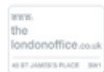
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1354086

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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